

124.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,363,000 / 1,363,000

ASSESSED:

1,363,000 / 1,363,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11-11A		JASON ST, ARLINGTON

OWNERSHIP	Unit #:
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Owner 1: ENGLISH JEAN A

Owner 2:

Owner 3:

Street 1: 51 WINCHESTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BAKER RICHARD W JR-ETAL -

Owner 2: BAKER PETER R & ROY E -

Street 1: 11 JASON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Conver Building built about 1910, having primarily Vinyl Exterior and 3551 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5950		Sq. Ft.	Site		0	90.	1.01	10									538,649	340	30				538,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4165.000	577,080		377,020	954,100		79694
340	1785.000	247,320		161,580	408,900		GIS Ref
							GIS Ref
							Insp Date
							03/10/09

USER DEFINED

Prior Id # 1:	79694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	09:20:45
LAST REV Date	Time
09/28/17	14:03:42
apro	
9614	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		124.0-0001-0008.0						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	824,400	0	5,950.	538,600	1,363,000		Year end	12/23/2021
2021	013	FV	783,700	0	5,950.	538,600	1,322,300		Year End Roll	12/10/2020
2020	013	FV	793,400	0	5,950.	538,700	1,332,100		Year End Roll	12/18/2019
2019	013	FV	597,200	0	5,950.	568,600	1,165,800		Year End Roll	1/3/2019
2018	013	FV	597,200	0	5,950.	418,900	1,016,100		Year End Roll	12/20/2017
2017	013	FV	558,400	0	5,950.	401,000	959,400		Year End Roll	1/3/2017
2016	013	FV	558,400	0	5,950.	371,100	929,500		Year End	1/4/2016
2015	013	FV	461,200	0	5,950.	311,200	772,400		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKER RICHARD W	67810-191		8/15/2016	Change>Sale	900,000	No	No	Peter Roswell Baker d.o.d. 5/6/1998 bk 67810	
	14588-571		4/1/1982			1	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/15/2017	687	Inter Fi	130,000	O				reno 1st fl,add po	3/10/2009	Info At Door	197	PATRIOT					
1/27/2017	98	Inter-De	15,000	O					10/29/1999	Meas/Inspect	266	PATRIOT					
9/2/2016	2131	Redo Kit	38,000	O				2ND FL KITCH	8/1/1991		PM	Peter M					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

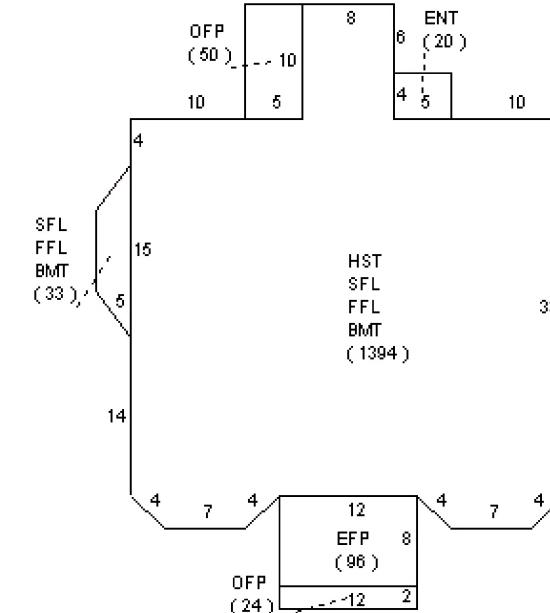
Type:	12 - Multi-Conver
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	2 - Clapboard 25%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:	1	Rating: Good
OthrFix:		Rating:

COMMENTS

DR BAKER OPTOMETRIST 1 APT 2ND & 3RD FLOOR.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1910
Eff Yr Blt:	
Alt LUC:	340
Alt %:	30
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	0.94569135
Const Adj.:	0.99989998
Adj \$ / SQ:	160.751
Other Features:	113122
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1012799
Depreciation:	188381
Depreciated Total:	824418
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	824400
Before Depr:	213.80
Val/Su Net:	159.52
Val/Su SzAd:	232.16

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

124.0-0001-0008.0

MOBILE HOME

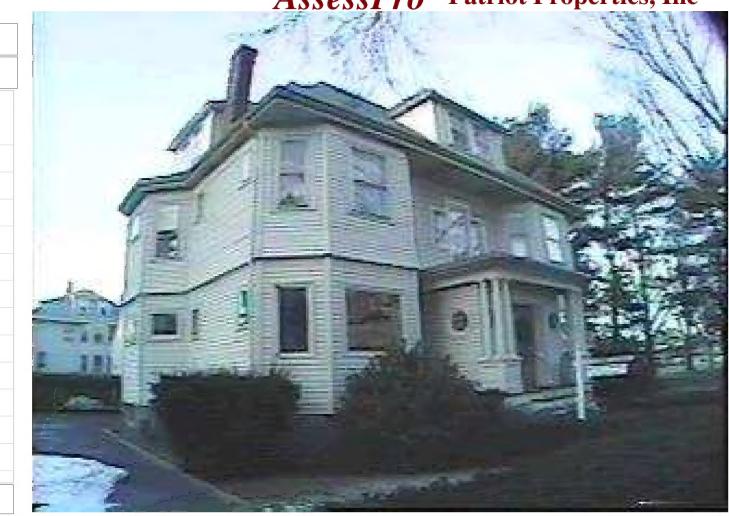
Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101						

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,427	48.230	68,818	FFL	100	OFC	100	1	
FFL	First Floor	1,427	160.750	229,392						
SFL	Second Floor	1,427	160.750	229,392						
HST	Half Story	697	160.750	112,044						
EFP	Enclos Porch	96	55.580	5,336						
OPP	Open Porch	74	38.790	2,871						
ENT	ENTRY	20	26.400	528						
	Net Sketched Area:	5,168	Total:	648,381						
	Size Ad	3551	Gross Area	5865	FinArea	3551				

IMAGE

AssessPro Patriot Properties, Inc